| 077.0 | 0001 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,100,400 / 1,100,400 |
| | | | | | USE VALUE: | 1,100,400 / 1,100,400 |
| | | | | | ASSESSED: | 1,100,400 / 1,100,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 412 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HAMZIC SENAD & AMIRA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 412 MYSTIC STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BOEHME TRACY L - |
| Owner 2: | - |
| Street 1: | 412 MYSTIC ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .397 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 3152 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 17304.000 | 561,900 | 6,000 | 532,500 | 1,100,400 |
| Total Card | 0.397 | 561,900 | 6,000 | 532,500 | 1,100,400 |
| Total Parcel | 0.397 | 561,900 | 6,000 | 532,500 | 1,100,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.11 | /Parcel: 349.11

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 48638

**GIS Ref**

**GIS Ref**

**Insp Date** 03/06/13

!6393!

## PREVIOUS ASSESSMENT

Parcel ID: 077.0-0001-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 561,900 | 6000 | 17,304. | 532,500 | 1,100,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 545,700 | 6000 | 17,304. | 532,500 | 1,084,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 545,800 | 6000 | 17,304. | 532,500 | 1,084,300 | 1,084,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 424,400 | 6000 | 17,304. | 532,500 | 962,900 | 962,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 424,400 | 6000 | 17,304. | 456,400 | 886,800 | 886,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 424,400 | 6000 | 17,304. | 426,000 | 856,400 | 856,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 424,400 | 6000 | 17,304. | 365,100 | 795,500 | 795,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 401,400 | 6000 | 17,304. | 327,100 | 734,500 | 734,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:50:25 |

**LAST REV**

| Date | Time |
|---|---|
| 03/02/19 | 16:11:24 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6393

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BOEHME TRACY L, | 56113-406 | | 12/21/2010 | | 675,000 | No | No | | |
| ZULOVIC AZMIR, | 54554-116 | | 4/16/2010 | Convenience | 1 | No | No | | |
| SONNENBERG KATH | 44537-102 | | 1/26/2005 | | 745,000 | No | No | | |
| | 10856-149 | | 11/6/2004 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/6/2013 | Inspected | BR | B Rossignol |
| 6/16/2009 | Measured | 189 | PATRIOT |
| 6/23/2005 | MLS | HC | Helen Chinal |
| 10/27/2000 | Hearing N/C | 189 | PATRIOT |
| 11/16/1999 | Inspected | 267 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 256 | PATRIOT |
| 7/27/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48638 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 17304 | | Sq. Ft. | Site | | 0 | 70. | 0.44 | 4 | | | Med. Tr | -10 | Topo | -10 | | | 532,483 | | | | | | 532,500 | |

| Total AC/HA: | 0.39725 | Total SF/SM: | 17304 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 532,483 | Spl Credit | | Total: | 532,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.05951631 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 141.590 |
| Other Features: | 113500 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 763518 |
| Depreciation: | 201569 |
| Depreciated Total: | 561949 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

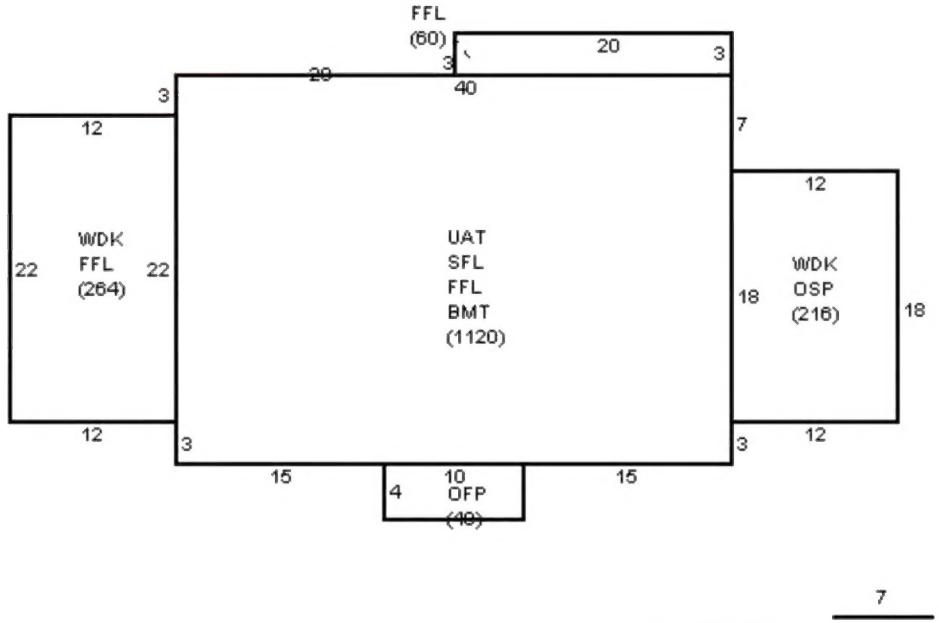
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 188.31 |
| Special Features: | 0 | Val/Su Net: | 119.55 |
| Final Total: | 561900 | Val/Su SzAd | 219.15 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,444 | 141.590 | 204,456 |
| BMT | Basement | 1,120 | 56.320 | 63,084 |
| SFL | Second Floor | 1,120 | 141.590 | 158,581 |
| WDK | Deck | 480 | 8.000 | 3,841 |
| UAT | Upper Attic | 280 | 82.830 | 23,192 |
| OSP | Screen Porch | 216 | 26.280 | 5,677 |
| OFP | Open Porch | 40 | 43.560 | 1,742 |
| | Net Sketched Area: | 4,700 | Total: | 460,573 |
| Size Ad | 2564 | Gross Area | 5540 | FinArea 3152 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | G | |
| UAT | 100 | FLA | 50 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

077.0-0001-0003.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | GD | 1959 | 21.25 | T | 30 | 101 | | | 6,000 | | | 6,000 |

| More: | N | Total Yard Items: | 6,000 | Total Special Featues: | | Total: | 6,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc